



ZONING CASE #Z21-03: “B-4” TO “R-1”

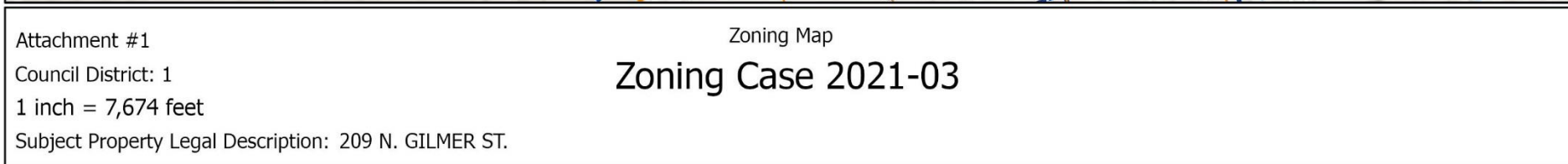
PH-21-017

April 6, 2021

Case #Z21-03: “B-4” to “R-1”

2

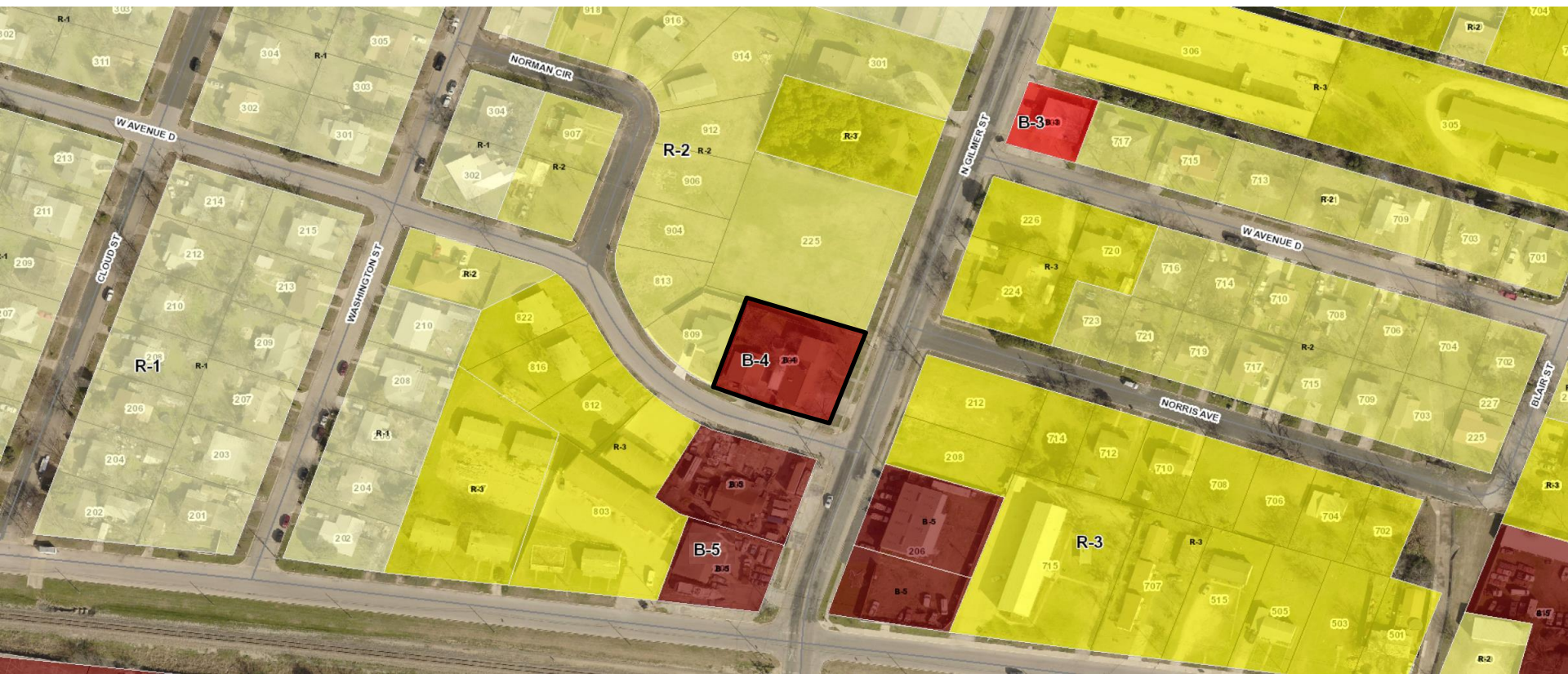
- ❑ This request is submitted by Dolores Lorta to rezone Lots 10 and 11, Block 4, Hillview Addition from “B-4” (Business District) to “R-1” (Single-Family Residential District).
- ❑ The property is addressed as 209 N. Gilmer Street, Killeen, Texas.



Subject Property Legal Description: 209 N. GILMER ST.

Zoning Case 2021-03

4



Case #Z21-03: “B-4” to “R-1”

5



Case #Z21-03: “B-4” to “R-1”

6

- This subject property consists of an existing single-family residence.
- Surrounding land uses are as follows:
 - ▣ To the north is an undeveloped tract zoned “R-2.”
 - ▣ To the west is an existing two-family dwelling zoned “R-2.”
 - ▣ To the south (opposite side of W. Avenue D) is an existing salvage yard zoned “B-5.”
 - ▣ To the east (opposite side of N. Gilmer St.) are two undeveloped lots zoned “R-3.”



Attachment #3

Council District: 1

1 inch = 45 feet

Subject Property Legal Description: 209 N. GILMER ST.

Zoning Map

Zoning Case 2021-03

Legend

 Citylimits

 Production, GISADMIN, ZoningCases2021 selection

Case #Z21-03: “B-4” to “R-1”

8

- The purpose of this request is to rezone the property to “R-1” in order to bring the existing single-family residence into conformance with the zoning ordinance.
- Prospective buyers have had difficulty securing financing for the property due to the nonconforming nature of the existing single-family home.

Case #Z21-03: “B-4” to “R-1”

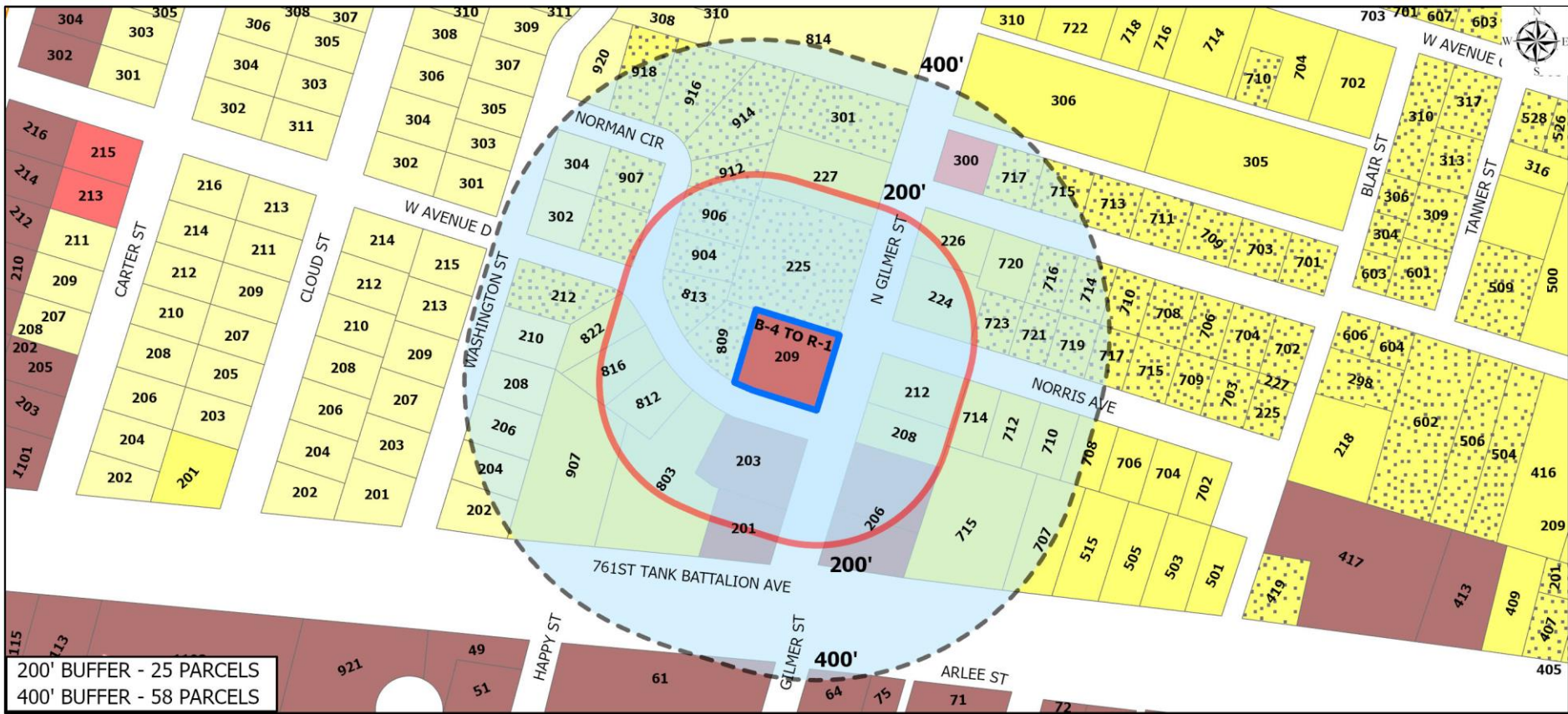
9

- ❑ This area is designated as ‘General Residential’ (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ The ‘General Residential’ (GR) designation encourages detached residential dwellings as a primary focus.
- ❑ The applicant’s request is consistent with the FLUM.

Case #Z21-03: “B-4” to “R-1”

10

- ❑ Staff notified fifty-eight (58) surrounding property owners within 400 feet of the subject property regarding this request.
- ❑ Staff has received one (1) response in support of the request.



Attachment #2

Council District: 1

1 inch = 238 feet

Subject Property Legal Description: 209 N. GILMER ST.

Zoning Map

Zoning Case 2021-03

Legend	CurrentZoning	
	 B-3	 B-5
	 B-3A	 RC-1
	 B-4	 R-1
		 R-2
		 R-3

Alternatives

12

- ❑ The City Council has three (3) alternatives:
 - ❑ Disapprove the applicant's zoning request;
 - ❑ Approve a more restrictive zoning district than requested by the applicant; or
 - ❑ Approve the applicant's zoning request.

Commission Recommendation

13

- At their meeting on March 15, 2021, the Planning & Zoning Commission recommended approval of the request by a vote of 5 to 1 with Commissioner Boyd in opposition.

Staff Recommendation

14

- Staff finds that, if approved, the requested “R-1” zoning will bring the property into conformance with the City’s current zoning regulations.
- Staff recommends approval of the request.